



**WHEELING PLAN COMMISSION
THURSDAY, SEPTEMBER 12, 2019 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
Board Room - 2 Community Boulevard, Wheeling, Illinois**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**

*Municipal Code 2.03.060 Subjects of Orders of Business:

Citizen Concerns and Comments. Members of the public may address the Plan Commission with comments regarding only those issues that are relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority, pursuant to the Village Code, to address. The chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak form prior to the commencement of the public meeting. The persons submitting a petition, concern or other comment shall be allocated five minutes to present their points.

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-29](#)
VK Auto Imports
177-179 Wheeling Rd
Appearance Approval of a Wall Sign
- B) [Docket No. SCBA 19-30](#)
Wajo Sushi
73 S. Milwaukee Ave
Appearance Approval of a Wall Sign
- C) [Docket No. SCBA 19-32](#)
AWG Gases and Welding Supplies
300 Sumac Rd
Appearance Approval of Wall Sign

7. ITEMS FOR REVIEW

- A) [Docket No's. SCBA 19-31 & PC 19-18](#)
Law Consumer Group
798 W Dundee Rd
SCBA 19-31 Appearance Approval of Wall Signs and Awnings
PC 19-18 Minor Site Plan Approval
- B) [Docket No. SCBA 19-28](#)
Weed Man
574 Wheeling Rd
Appearance Approval of Freestanding Sign

8. APPROVAL OF MINUTES – [August 22, 2019](#) (including Findings for Docket No. 2019-18)

9. OTHER BUSINESS

- A). None

10. ADJOURNMENT

THIS MEETING WILL STREAM LIVE AND TELEVISED ON WHEELING'S CABLE CHANNELS 17 & 99.
IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN
LANGUAGE INTERPRETER, PLEASE CALL (847) 499-9085 AT LEAST 72 HOURS PRIOR TO THE MEETING

VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-29
VK Auto Imports, 177-179 Wheeling Rd.

MEETING DATE: September 12, 2019

REQUESTED ACTION: Appearance Approval of a Wall Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Signs of Distinction, 165 Wheeling Rd, Wheeling, IL 60090
Existing Use of Property:	Industrial Use
Existing Zoning:	MXI – Industrial Mixed Use
Zoning History:	None

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of a wall sign for VK Auto Imports at 177-179 Wheeling Rd.

SIGN ANALYSIS

The attached sign specifications are provided to describe the proposed wall sign. The sign will be located on the southwest façade, which faces Wheeling Rd. The sign will include the business name “VK Auto Imports”. The non-illuminated sign will consist of ½” thick acrylic 16” tall lettering which will be stud mounted to the wall.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Wall Sign Area
56.5 sq. ft.	21.33 sq. ft.

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the wall sign.

* * * * *

If the Plan Commission approves of the requested sign, an appropriate motion would be to:

Approve Docket No. SCBA 19-29 to permit a wall sign in accordance with the sign plans prepared by Signs of Distinction, Inc., dated 7/30/2019 (last revised 8/27/2019), and located at 177-179 Wheeling Rd.

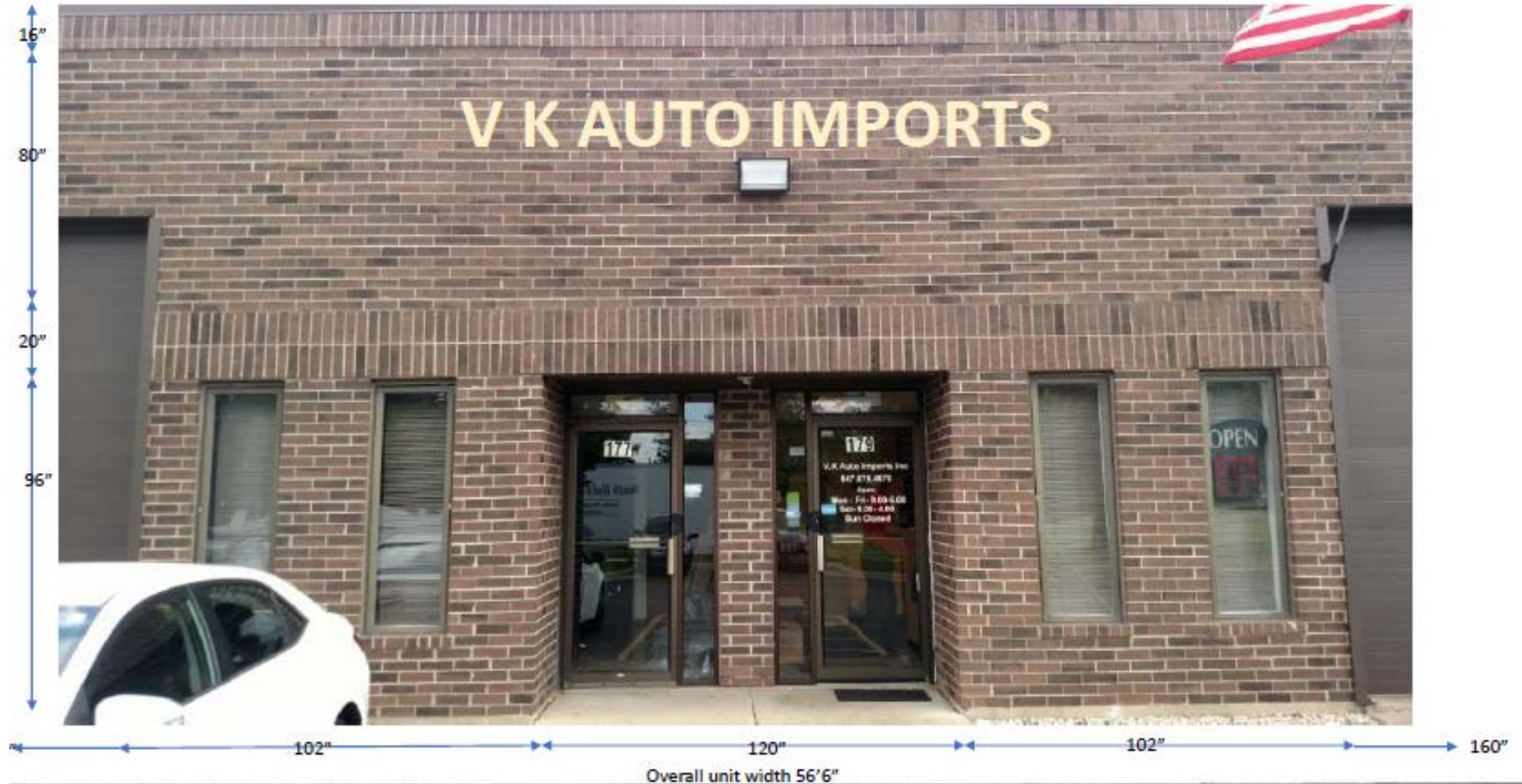
ATTACHMENTS:

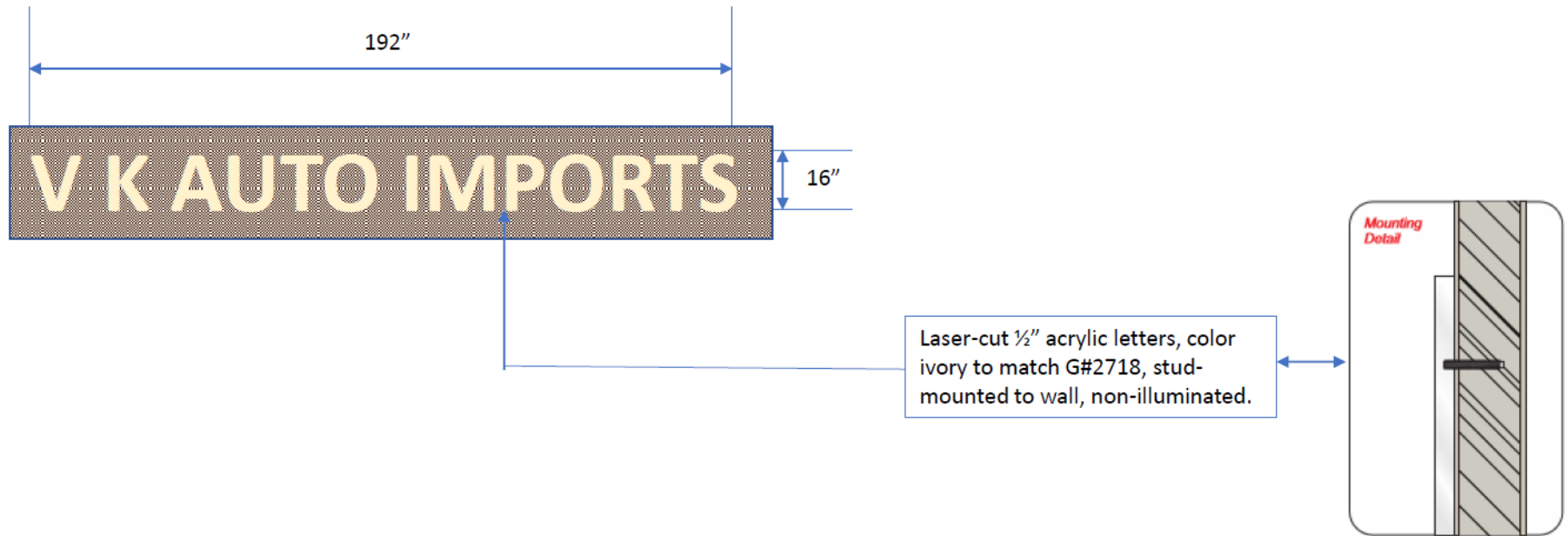
[Photos of existing conditions \(staff\)](#)

[Signs of Distinction, Inc. Sign Plan \(2 sheets total\)](#)



Existing conditions of front elevation (looking northeast)





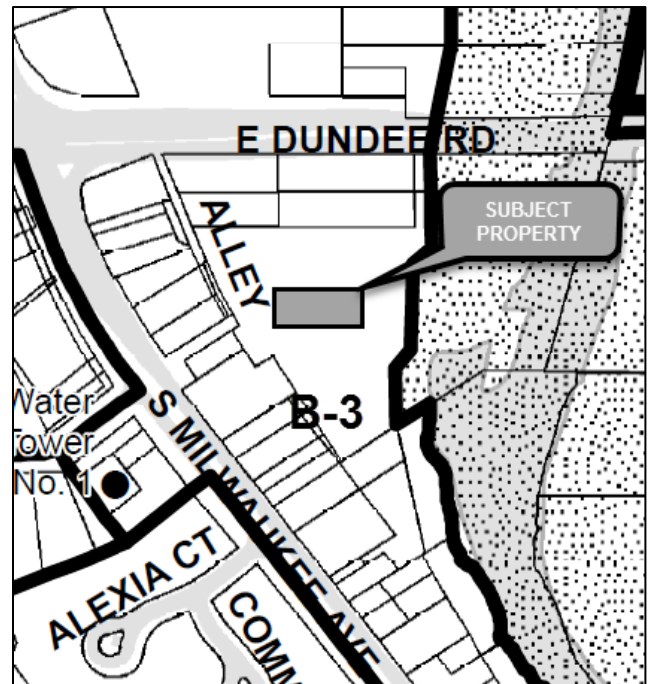
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-30
Wajo Sushi – 73 S Milwaukee Ave

MEETING DATE: September 12, 2019

REQUESTED ACTION: Appearance Approval of Wall Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	LED Sign Max, 855 Appletree Ct., Northbrook, IL 60062
Existing Use of Property:	Commercial
Existing Zoning:	B3 – General Commercial and Office District
Zoning History:	Docket No. 1991-25, Ordinance #2755, Special Use for a carry out/sit-down restaurant (Kwabe), approved 11/18/1991. Docket # SCBA 05-12, wall sign approved 3/17/2005.

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of a new wall sign to replace an existing wall sign for Wajo Sushi at 73 S. Milwaukee Ave.

SIGN ANALYSIS

The attached sign specifications are provided to describe the proposed wall sign. The sign will be located on the south façade, which faces Milwaukee Ave. The sign will include the business name “Wajo Sushi” along with a circular logo. The illuminated sign will consist of white plex-face channel letters with LED, individual mounted to the wall.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Wall Sign Area
37.5 sq. ft.	32 sq. ft.

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the wall sign.

* * * * *

If the Plan Commission approves of the requested sign, an appropriate motion would be to:

Approve Docket No. SCBA 19-30 to permit a wall sign in accordance with the sign plans prepared by LED Sign Max, received 8/28/2019, and located at 73 S. Milwaukee Ave.

ATTACHMENTS:

[Photos of existing conditions \(staff\)](#)

[LED Sign Max Sign Plan \(2 sheets total\)](#)



Existing conditions of front elevation (looking north)





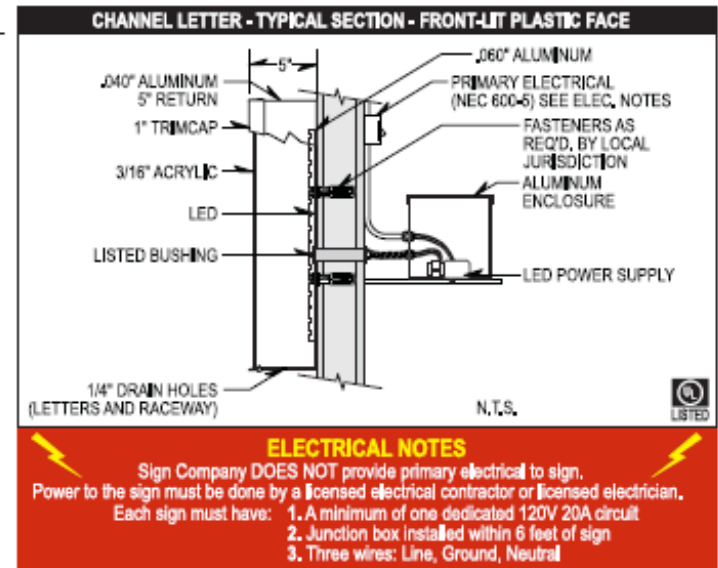
A Front-Lit, Plex-Face Channel Letters w/ LED, Individually Mounted • Front View
SCALE: 0/0" = 1" 0" • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 24"
Overall Length: 192"
Total Sq.Ft.: 32 ft²
Returns: Black
Backs: White
Trimcap: White
Illumination: White LED

NOTES:

- Individually Mounted
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic



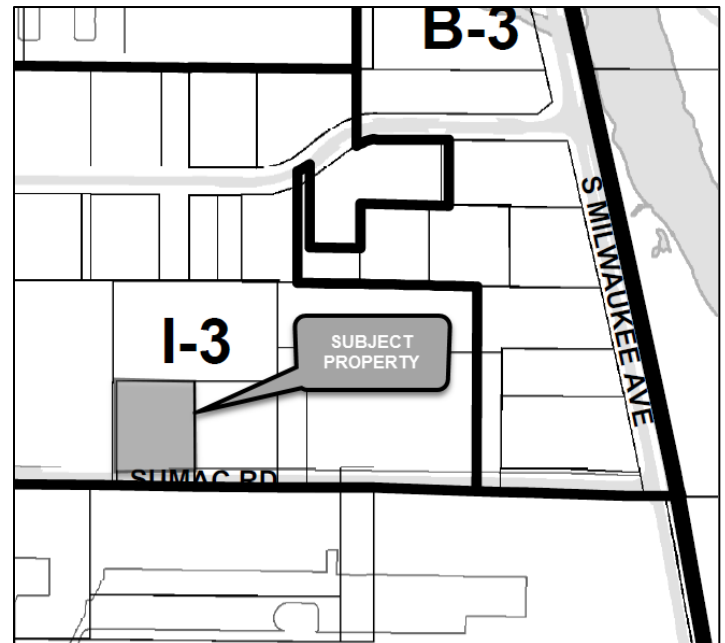
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-32
American Welding & Gas (AWG) – 300 Sumac Rd.

MEETING DATE: September 12, 2019

REQUESTED ACTION: Appearance Approval of Wall Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Fastsigns of Arlington Heights – 1814 N. Arlington Heights Rd., Arlington Heights, IL 60004
Existing Use of Property:	Industrial Use
Existing Zoning:	I-3 General Industrial District
Zoning History:	SCBA 12-48, Appearance Approval of a Wall Sign, approved 10/18/2012.

SUMMARY OF REQUEST

The petitioner requests appearance approval for the installation of a new wall sign to replace an existing wall sign for American Welding & Gas (AWG) at 300 Sumac Rd.

SIGN ANALYSIS

The attached sign specifications are provided to describe the proposed wall sign. The sign will be located on the south façade, which faces Sumac Rd. The sign will include the business logo “AWG” and the text “Gases & Welding Supplies”. The illuminated sign will consist of acrylic channel lettering mounted to an aluminum raceway.

The following table identifies permitted and proposed sign dimensions:

Permitted Wall Sign Area (max)	Proposed Wall Sign Area
90.44 sq. ft.	18.54 sq. ft.

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of the wall sign.

* * * * *

If the Plan Commission approves of the requested sign, an appropriate motion would be to:

Approve Docket No. SCBA 19-32 to permit a wall sign in accordance with the sign plans prepared by Fastsigns Arlington Heights (received 8/30/2019), and located at 300 Sumac Rd.

ATTACHMENTS:

[Photos of existing conditions \(staff\)](#)

[Fastsigns Sign Plan \(2 sheets total\)](#)



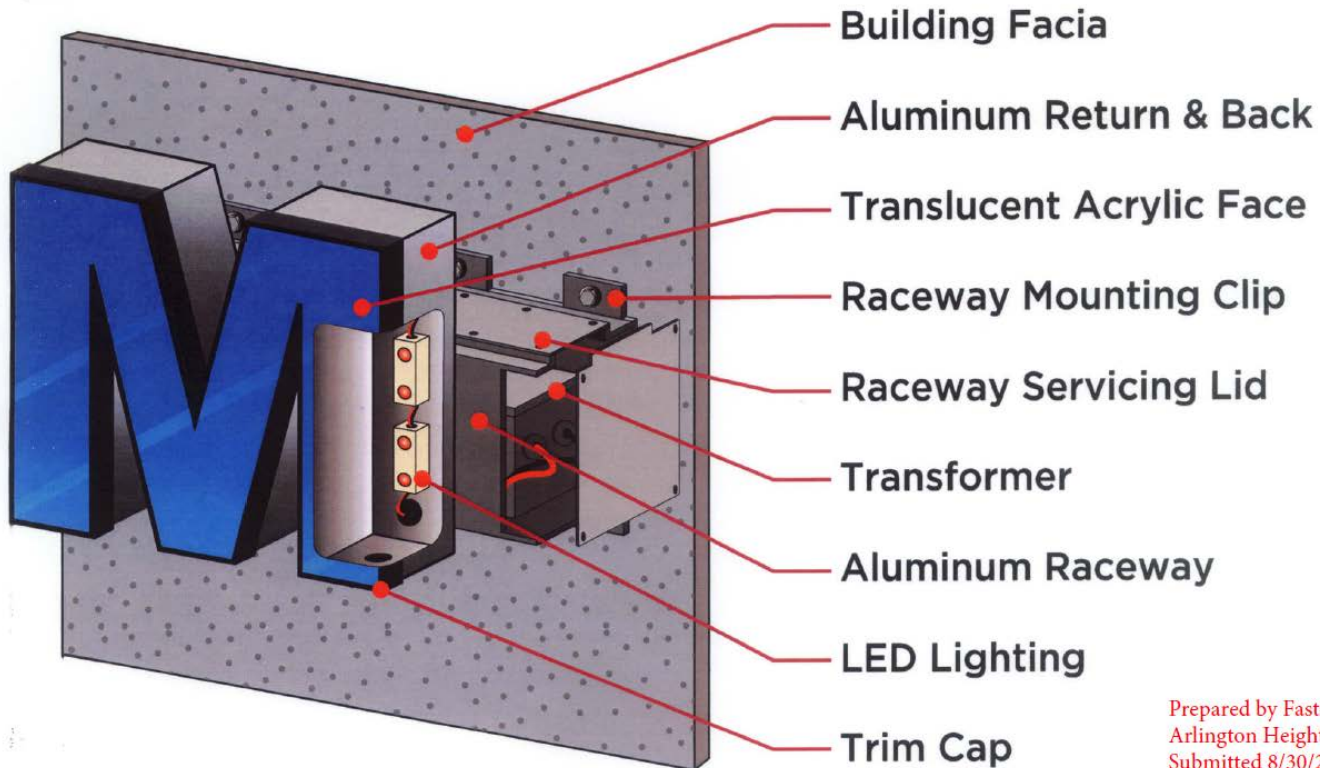
Existing conditions of front elevation (looking north)

Prepared by Fastsigns
Arlington Heights
Submitted 8/30/2019



Typical Raceway-Mounted Illuminated Channel Letter Cutaway

(Section View, Not To Scale)



Prepared by Fastsigns
Arlington Heights
Submitted 8/30/2019

VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

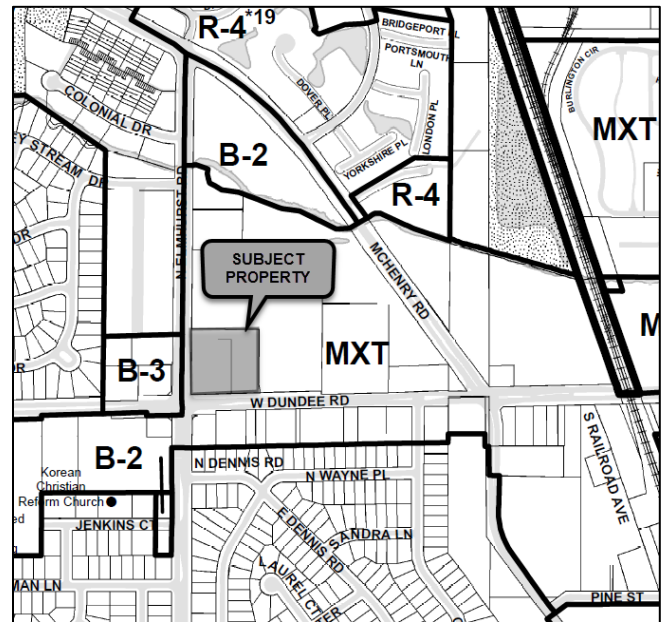
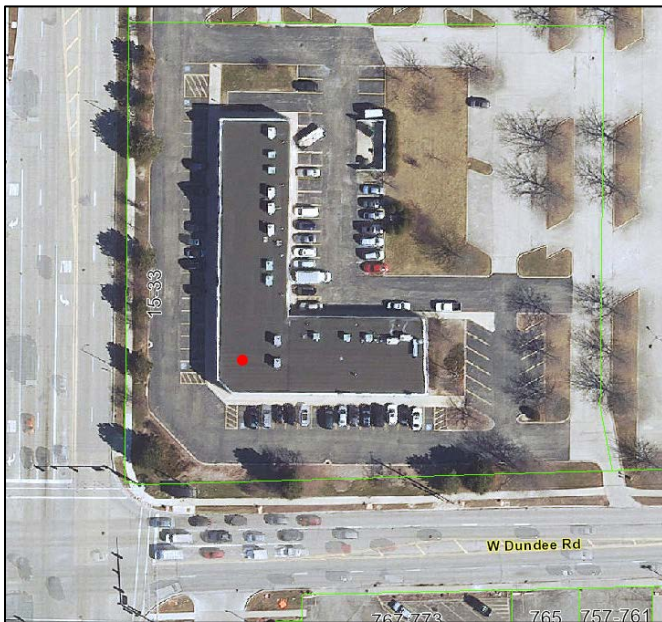
SUBJECT: Docket No's. SCBA 19-31 & PC 19-18
Law Consumer Group – 798 W. Dundee Rd.

MEETING DATE: September 12, 2019

REQUESTED ACTIONS:
SCBA 19-31 Appearance Approval of Wall Signs and Awnings

PC 19-19 Minor Site Plan Approval of Landscape Plan

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Adam Dayan, 6332 N. Pulaski Rd., Suite 200, Chicago, IL 60646
Property size:	1.63 acres (70,794 sq. ft.) 3,482 sq. ft. building
Neighboring Property Land Use(s):	North: Vacant (former K-Mart building) West: Commercial/Elmhurst Road South: Commercial/Dundee Road East: Vacant (former K-Mart building)
Existing Use of Property:	Commercial
Existing Zoning:	MXT – Transit Oriented Mixed Use District
Zoning History:	None

SUMMARY OF REQUESTS

The petitioner requests appearance approval for the installation of two awning signs (SCBA 19-31) and minor site plan approval (PC 19-18) for the installation of new landscaping at the southwest corner of the property for a new tenant, Consumer Law Group, located at 798 W. Dundee Rd.

SITE ANALYSIS (PC 19-18)

Site Plan: No changes are proposed to the site plan.

Awnings: The petitioner, a new tenant of the corner unit of the center, is requesting to install two awnings which will be used for business signage. The awnings will be located on the west façade (facing Elmhurst Road) and the south façade (facing Dundee Road). The non-illuminated awnings will be black Sunbrella exterior fabric, which is typically used for fabric awnings. The following is the proposed awning sizes:

Dundee Road: 3 ft. high x 25 ft. wide
Elmhurst Road: 3 ft. high x 10.65 ft. wide.

Landscaping: The petitioner is also requesting to remove a portion of existing and dying plantings in order to refresh the corner of the property and increase visibility to the subject unit space. The attached landscape plan identifies the proposed landscaping for the southwest corner of the subject site. Since this request is being done at the tenant's (petitioner's) expense, only the corner area is receiving attention and not the entire property.

As proposed in the attached Landscape Removal Plan, a total of 5 trees will be removed, along with a small group of burning bush shrubs at the corner of Dundee Road and Elmhurst Road. Of the 5 trees to be removed, 3 are in declining health. The large pine tree at the corner of the property is healthy, but significantly blocks views into the center, and is proposed to be removed. These types of pine trees are better suited in locations where visual buffers are preferred, rather than at a primary corner of a commercial center. The remaining pine tree along Dundee Road was planted too close to a maple tree, which has resulted in both trees growing into each other. While both trees are currently healthy, overtime the two trees will eventually impede further healthy growth and lead to the decline of both trees. The adjacent maple will remain and be cleaned up.

Upon the removals, the petitioner proposes to plant low-growing shrubs such as red twig dogwoods, spireas, lilacs, and burning bushes to fill-in the open areas created by the removal of existing trees and shrubs. The emphases of the new plantings are to be lower growing species. The proposed combination of shrubs will also provide additional seasonal color that is not currently present at this corner. Additionally, a pear tree will be planted along Elmhurst Road. The planting sizes are not indicated on the landscape plan; however, the Zoning Code requires that ornamental trees be a minimum caliper size of 2" and shrubs at a minimum of 24" in height at time of planting.

SIGN ANALYSIS (SCBA 19-31)

The attached sign specifications are provided to describe the two signs. The signs will be located on new awnings on the west façade (facing Elmhurst Road) and the south façade (facing Dundee Road). The awning facing Dundee Road is classified as the primary sign and will include the company logo and the following text: “Consumer Law Group Los Guardianes Del Pueblo”. The awning facing Elmhurst Road is classified as an additional sign and will include the company logo and the following text: “Consumer Law Group”.

The following table identifies permitted and proposed sign dimensions:

Permitted Sign Area (max)	Proposed Sign Area
75 sq. ft.	75 sq. ft. (primary sign)
32 sq. ft.	31.95 sq. ft. (additional sign)

STAFF REVIEW

Staff Recommended Action: Staff recommends approval of both the awning signs and the minor site plan approval, subject to the following condition:

1. At the time of planting, the minimum landscape sizes shall be a caliper size of 2” for ornamental trees and a minimum of 24” in height for all shrubs.

* * * * *

If the Plan Commission approves of the minor site plan approval (including the two awnings) and the proposed signage, the appropriate motions would be to:

Approve Docket No. PC 19-18 granting minor site plan approval, as required under Title 19, Zoning, of the Wheeling Municipal Code and Chapter 19-12, Site Plan and Building Appearance Approval Requirements, in order to permit two awnings in accordance with the sign plans, received September 5, 2019, and for the removal and replacement of landscaping in accordance with the landscape plans, dated September 3, 2019, at the southwest corner of the subject property located at 798 W. Dundee Road, , and subject to the following condition:

1. At the time of planting, the minimum sizes shall be a caliper size of 2” for ornamental trees and a minimum of 24” in height for all shrubs.

Approve Docket No. SCBA 19-31 to permit two signs in accordance with the sign plans prepared by The Sign Store (received 9/5/2019), for Law Consumer Group located at 798 W. Dundee Road.

ATTACHMENTS:

[Photos of existing conditions \(staff\)](#)

[Landscape Plans \(2 sheets total\)](#)

[Sign Plans \(4 sheets total\)](#)



Existing conditions of front elevation (looking northeast)



Existing conditions of elevation along Dundee Rd. (looking northwest)

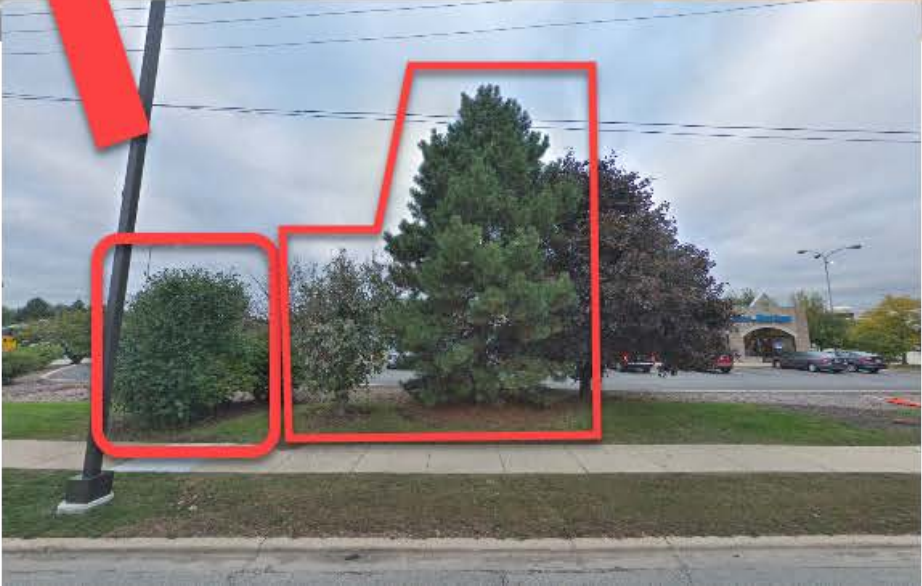


Existing conditions of elevation along Elmhurst Rd. (looking east)



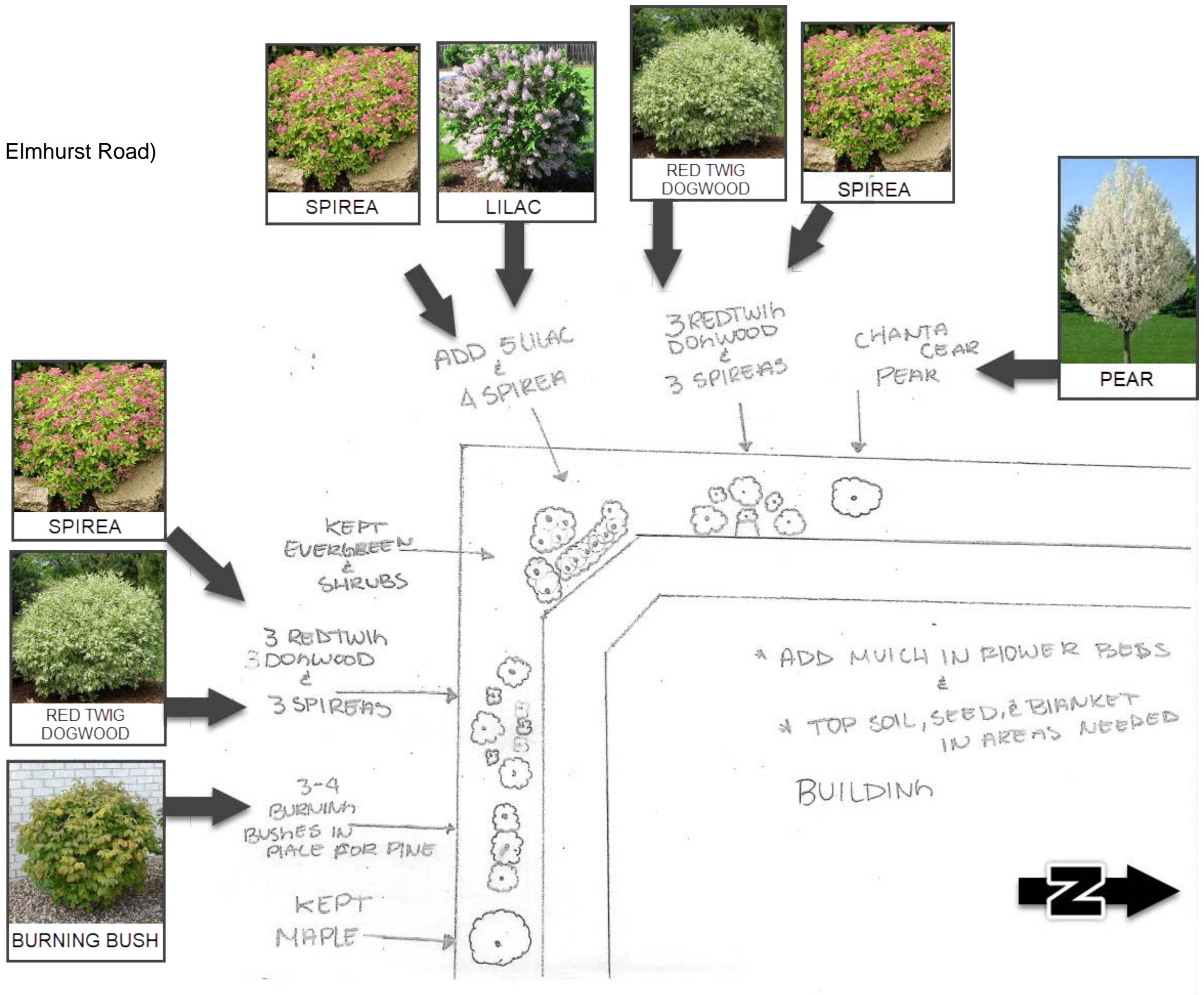
798 W. Dundee Road
Landscape Removal Plan
(Northeast Corner of Dundee Road and Elmhurst Road)

9-3-2019



798 W. Dundee Road
Proposed Landscape Plan
(Northeast Corner of Dundee Road and Elmhurst Road)

9-3-2019

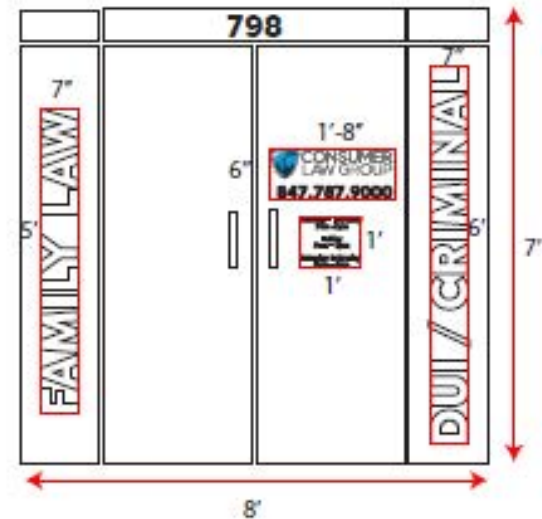


798 West Dundee Road, Wheeling, IL 60090

SCBA 19-31
Received 9/5/2019



TOTAL WINDOW GLASS AREA 7'X8'
TOTAL 56 SQFT
PROPOSED DECALS TOTAL 8 SQFT



WHITE VINYL LETTERS

Front Elevation

South Elevation (along Dundee Road)

798 West Dundee Road, Wheeling, IL 60090

SCBA 19-31
Received 9/5/2019

Elmhurst Rd. side



**NON ILLUMINATED AWNING
BLACK SUNBRELLA EXTERIOR FABRIC**

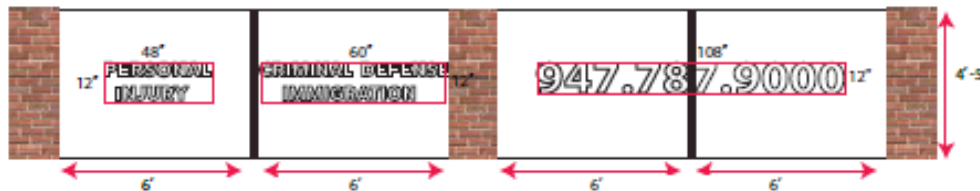
COMPANY NAME - WHITE PAINT

ADDITIONAL SIGN - AVAILABLE AREA 32 SQFT

WALL 32 LFT
PROPOSED AWNING 31.95 SQFT

AVAILABLE AREA 25% OF THE WINDOW

WINDOW DIMENSIONS 6 FT X 4'-5" TOTAL 108 SQFT



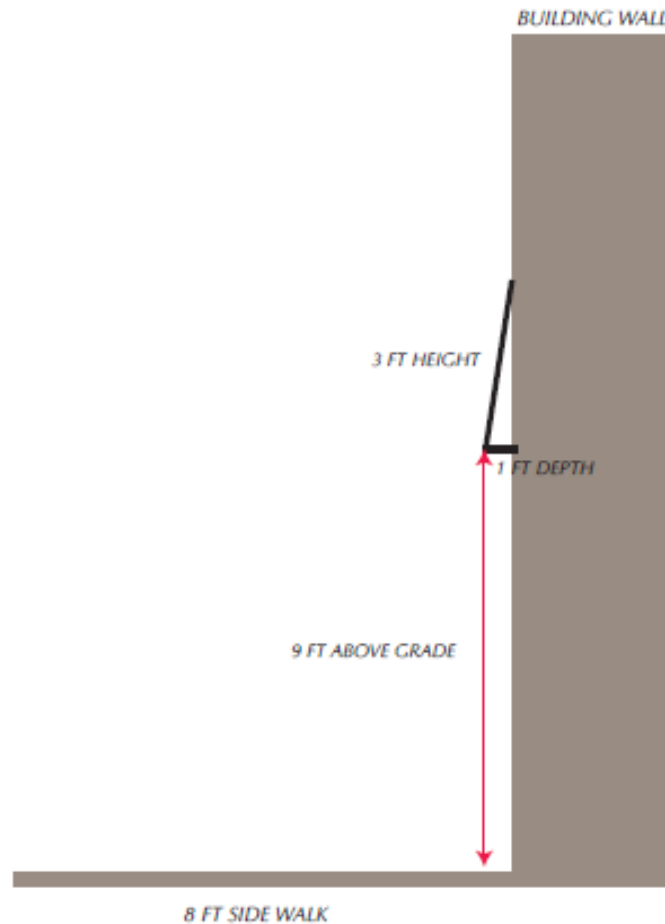
WHITE VINYL LETTERS

West Elevation (along Elmhurst Road)

798 West Dundee Road, Wheeling, IL 60090

SCBA 19-31
Received 9/5/2019

SIDE VIEW



Side Profile of Awning

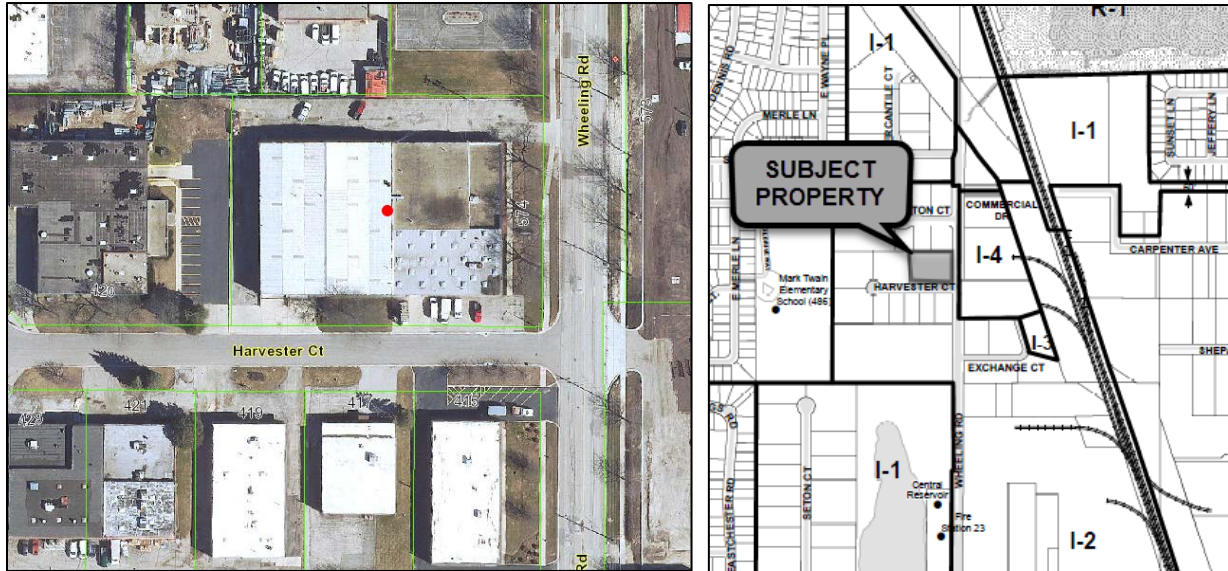
VILLAGE OF WHEELING PLAN COMMISSION - STAFF PROJECT REVIEW

SUBJECT: Docket No. SCBA 19-28
Weed Man, 574 Wheeling Rd.

MEETING DATE: September 12, 2019

REQUESTED ACTION: Appearance Approval of a Freestanding Sign

LOCATION MAP:



GENERAL PROPERTY INFORMATION

Applicant:	Weed Man, 238 Abbott Place, Tower Lakes, IL 60090.
Property Size:	60,330.85 sq. ft. (1.39 acres)
Existing Use of Property:	Industrial Use
Existing Zoning:	I-2 Limited Industrial District
Zoning History:	SCBA 02-17, Approval for freestanding ground mounted sign, approved 4/18/2002. SCBA 11-52, Approval of monument sign (for Alliance Disaster Kleanup) with the condition that the address is added to the sign panel or cabinet if it is not clearly visible on the building, approved 10/27/2011. PC 11-31, Appearance review approval for the addition of windows to an existing industrial property (for Alliance Disaster Kleanup), approved 11/10/2011.

SUMMARY OF REQUEST

The petitioner requests appearance approval to reface the existing double-sided freestanding sign for Weed Man, located at 574 Wheeling Road. The applicant has installed the new sign panels prior to obtaining approval from the Plan Commission.

SIGN ANALYSIS

The petitioner is requesting approval to install a new sign face on the existing double-sided monument sign, which was previously approved in 2011 (SCBA 11-52). New polycarbonate sign panels have been placed into the existing metal sign box, which is internally illuminated. The sign includes white lettering and graphics on a green background. The applicant has indicated that the bottom panel, which currently reads "NOW HIRING", will be replaced with a solid color panel with no text.

The following table identifies permitted and proposed sign dimensions:

Permitted Freestanding Sign Area (max)	Proposed Freestanding Sign Area
100 sq. ft.	53.5 sq. ft.

Based on staff's analysis of the sign, it does not meet the general requirements of the Sign Code, which limits the sign copy to the name of the business and address on freestanding signs. Additionally, the bottom portion of the sign panel is being used to display advertisements for the subject business, which further deviates from the permissible sign copy.

Landscaping: A landscape plan has been provided for landscaping at the base of the freestanding sign. The area of new landscaping is approximately 162 sq. ft., which exceeds the size required by the Sign Code. The proposed landscape plan meets the species mix requirements, which includes evergreens/winter interest (blue rug juniper, round dwarf Colorado blue spruce), deciduous shrubs (fothergilla), and perennial flowers (coral bells).

STAFF REVIEW

Staff's primary concern is whether the proposed sign copy being displayed meets the Sign Code with respect to the commercial advertisement text currently displayed.

The following are items the Plan Commission should consider in reviewing the petitioner's requests:

1. Consider if the list of services and phone number are acceptable on the sign.
2. Consider if the advertisement for employment and other services are acceptable or if the bottom panel should be replaced with a solid aluminum panel matching the color of the base of the monument sign.

* * * * *

If the Plan Commission approves of the requested sign, an appropriate motion would be to:

Approve Docket No. SCBA 19-28 to permit the installation of a double sided sign panel on an existing freestanding sign in accordance with the Sign Illustration dated 9/6/2019 (1 sheet total) and the Landscape Plan submitted dated 9/4/2019 (1 sheet total) for Weed Man, located at 574 Wheeling Road.

ATTACHMENTS:

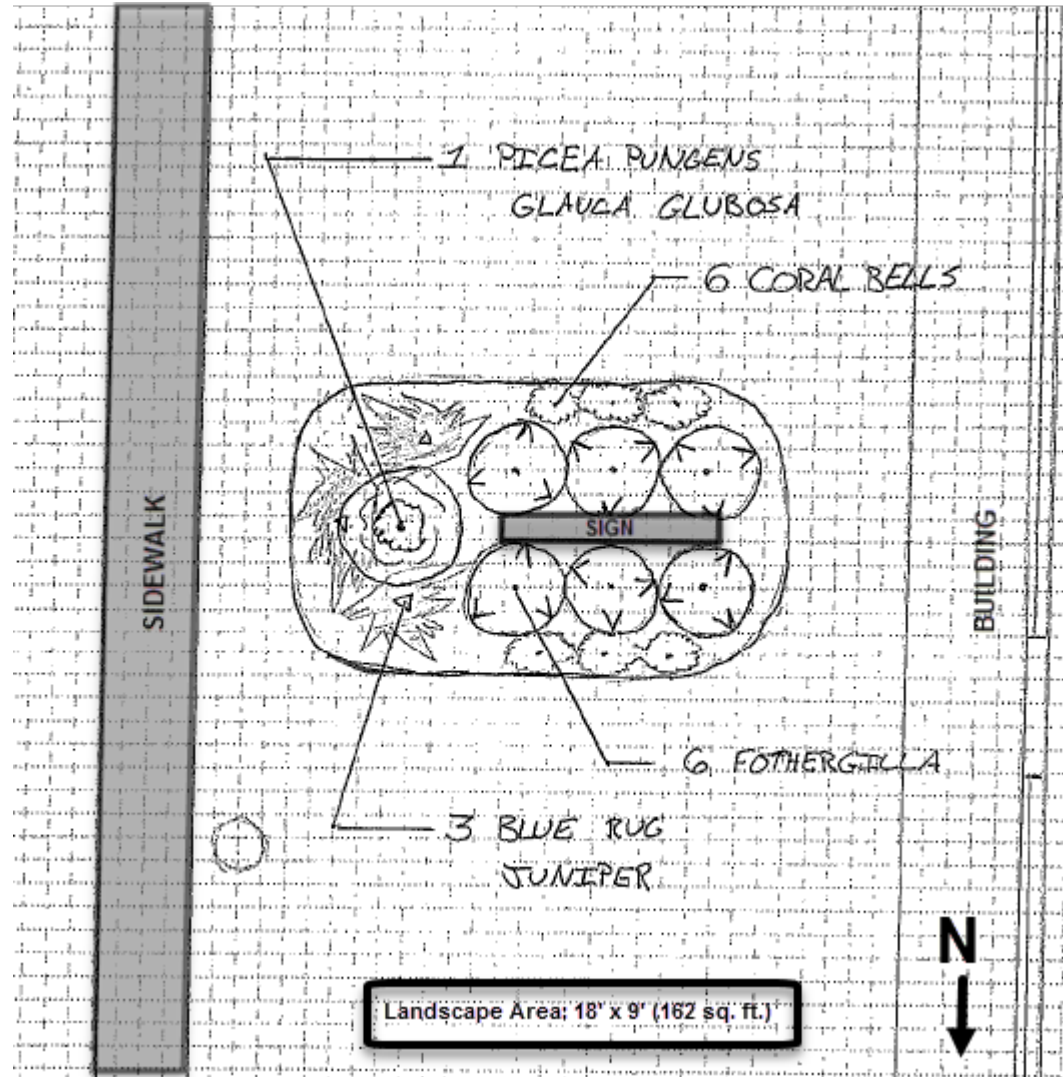
[Sign Illustration \(1 sheet\)](#)

[Landscape Plan \(1 sheet\)](#)



Sign Illustration, dated 9/6/2019

(Existing conditions of the freestanding sign looking north)



**Plan Commission
Regular Meeting**

August 22, 2019

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on Thursday, August 22, 2019.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Johnson introduced recently appointed Commissioners Amy Thomson and Mike Sprague.

Present were Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson and Yedinak. Also present were Marcy Knysz, Village Planner, Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS

- A) [Docket No. SCBA 19-26](#)
Senju America
1200 S Wolf
Appearance Approval of a Freestanding Sign
- B) [Docket No. SCBA 19-27](#)
Asteroid Precision
1085 Chaddick Dr.
Appearance Approval of a Wall Sign

Commissioner Creech moved, seconded by Commissioner Kalis to approve the following consent items.

Approve Docket No. SCBA 19-26 to permit the installation of a double-sided freestanding sign in accordance with the sign plans prepared by Signarama, dated 7/22/2019 (1 sheet total) and the Landscape Plan prepared by Roman Landscaping received 8/14/2019 (1 sheet total), located at 1200 S. Wolf Rd.

Approve Docket No. SCBA 19-27 to permit a wall sign in accordance with the sign plans

**Wheeling Plan Commission
Regular Meeting**

August 22, 2019

prepared by GS Signs, Inc., received 8/8/2019, located at 1085 Chaddick Drive.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson, Yedinak
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A) [Docket No. 2019-18](#) (Continued from August 8, 2019)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

See Findings of Fact and Recommendation for Docket No. 2019-18.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-18, to replace the current 2004 Station Area Plan with the Downtown Station Area Plan Update, a transit-oriented development plan to guide development around the Metra station.

On the roll call, the vote was as follows:

AYES: Commissioners Creech, Kalis, Yedinak, Johnson, Blinova, Thomson, Sprague
NAYS: None
ABSENT: None
PRESENT: None
ABSTAIN: None

There being seven affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to close Docket No. 2019-18. The motion was approved by a voice vote.

8. APPROVAL OF MINUTES – [August 8, 2019](#) (including Findings for Docket No. 2019-9)

Commissioner Yedinak moved, seconded by Commissioner Creech to approve the minutes dated August 8, 2019 as presented.

**Wheeling Plan Commission
Regular Meeting**

August 22, 2019

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Kalis, Yedinak, Johnson
NAYS: None
ABSENT: Commissioners Sprague and Thomson
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

9. OTHER BUSINESS

Mr. Robles referred to the previous request for an orientation once there was a full Commission. Staff is targeting the first September meeting date for the orientation but will confirm as the date gets closer.

10. ADJOURNMENT

Commissioner Kalis moved, seconded by Commissioner Creech to adjourn the meeting at 7:40 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Joe Kalis, Secretary
Wheeling Plan Commission

**FINDINGS OF FACT
AND RECOMMENDATION**

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: [Docket No. 2019-18](#)
Village of Wheeling
Amendment to the Comprehensive Plan for the Station Area Plan

Village of Wheeling, seeking an Amendment to the Comprehensive Plan for the Village of Wheeling, Station Area Plan, to update the entirety of the Station Area Plan.

Chairman Johnson called Docket No. 2019-18 on August 22, 2019. Present were Commissioners Blinova, Creech, Johnson, Kalis, Sprague, Thomson and Yedinak. Also present were Marcy Knysz, Village Planner, Steve Robles, Assistant Director of Community Development and Mallory Milluzzi, Village Attorney.

Mr. Robles reported the Station Area Plan update had been presented a few times in front of the Plan Commission in draft form. At the June 27th discussion the Plan Commission provided additional feedback and input. The information was taken, and the final draft prepared for the Plan Commission's consideration. The final draft was being presented tonight and Staff is recommending a positive recommendation from the Plan Commission and understands there may be some additional new questions about the new elements.

Mr. Doug Farr, President of Farr Associates and Mr. Tim Kirkby, 53 West Jackson, Chicago, IL were present.

Mr. Farr reported they were the prime consultant with two sub consultants, Sam Schwartz Engineering and BDI Inc. They were all present for a 3-day meeting with a presentation to the Plan Commission on the third night. They have worked on a couple dozen TOD transit-oriented development plans with different municipalities. They are recommending three levels. The simplest level is regulate, to adopt a new zoning ordinance that would govern a higher quality, more walkable development in the greater station area. The second level is coordinate, there are a number of parcels where the access would be highly improved if there was a coordinated easement that would allow parking to take place across multiple parcels. The third level is participate, they hold it back in the rear condition for the Village's involvement in assembling, purchasing a property or buying or selling a property.

There are eight subareas that are all illustrated on a map. Mr. Kirkby explained the survey showed there was broad support for the idea that there should be a walkable court near the station area. There are challenges because Dundee Road is difficult to cross and the train tracks. The analysis points out that the natural place for the station area to expand is toward the west. A lot

**Findings of Fact and
Recommendation****DOCKET NO. 2019-18**

of the subareas do not have a street network, so they all relate to Dundee Road. One of their recommendations is to be careful and not allow things to happen that move in the wrong direction.

The proposed recommended plan is a highbred of the three concept plans presented earlier. The Ozinga site is a new idea for another multi-story residential building with mixed use commercial along Dundee Road. It is important to create a more direct pedestrian connection from Dundee to the train station.

Mr. Kirkby explained they want to flip the conventional suburban sprawl layout with parking in the front and the buildings in the back. They recognize that most commercial properties do want to have teaser parking to make their businesses viable. They are showing a drive-thru in the hypothetical layouts that is not up against the sidewalk. They are showing an open space feature with fountains.

He referred to the former Kmart property subarea and suggested showing a shared access and continuing the street. It would break up the existing massive superblock into more of a traditional network of streets and blocks.

The buildings along Dundee in general are shown as 2-3 stories mixed use with ground floor commercial and upper floor office or residential with residential townhomes in the back.

The most challenging subarea is so shallow that it can't be broken up into smaller blocks. They eventually want an ally across the back but until it happens, they need to allow each property to have their own access onto Dundee Road, otherwise they would be landlocked. It would develop incrementally over time.

Mr. Kirkby met with the owners of Lynn Plaza and they are all excited about connecting by cutting a hold through the building and connecting across Buffalo Creek with maybe adding an architectural element that is a focal point that draws people.

The proposed includes a residential building instead of a Top Golf or a dog park that has a connection through the village owned property down to the train station.

They are not making specific recommendations on the types of businesses the Village should attract but to make a form that is compatible in an environment and could be flexible to accommodate things like offices and or apartments on the upper floor.

Mr. Kirkby referred to the property across the street. They think it can be done in phases just using properties that are already under common ownership plus the Village owned property which is why it is called participate. In order to pull it off, the property would need to be sold.

Mr. Farr felt it was important to have a clear path forward.

1. Adopt the plan.
2. Create a formed base code, they hope it is done sooner than later.

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3. Market the plan to get the word out.
4. Implement the high priority projects (7).
5. Don't mess it up.

Mr. Kirkby reviewed the high priority projects.

Sub-Area 6

The Plan Commission rejected a lot of plans since it's an important site. A vision should be painted that would give more guidance to the owner of it.

Mid-Block Crosswalks

Two crosswalks are proposed, one is west of the train tracks and one that aligns with the new multi-use trail. Since Dundee Road is so wide, if there was a pedestrian island in the middle, it would cut down the distance in half. They think there is the opportunity to break each one of the blocks with a mid-block crosswalk. (approximately \$25,000/each)

Collins Property

The Village owns the property and is something that is not in great shape but has some unique character that may be worth preserving.

Ozinga Development

This property can be seen from the Town Center and felt having the powerful architectural feature at the end might be worth considering. He asked the Commission to keep it in mind for any future developers. He showed some examples of other places where things had been done to unique properties. He referred to a development in Durham, NC called the American Tobacco Entertainment District with an old water tower and smokestack which is in the public open space.

Creekside Trail

In addition to transit-oriented development, Mr. Kirkby mentioned trail-oriented development which is pretty hip today which has great economical development potential. Wheeling already has so many assets that could be connected from the Des Planes trail to the park. They think it should be given serious thought and consideration.

Lynn Plaza

With the rebranding to Plaza del Arroyo to make it more interesting and the addition of a tower at the end. It would draw people from the southside of Dundee.

Parking Regulations

The Village may want to look at their parking regulations especially in the station area. Opening up land for more viable uses than parking.

Chairman Johnson opened the discussion for any questions from the Plan Commission.

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Commissioner Thomson had no questions.

Commissioner Creech had no questions.

Commissioner Yedinak liked the new format and believes it lays it out much better. He felt it could be used as a marketing tool for the developers but mentioned there were a lot of errors and typos in it that need to be corrected.

Commissioner Yedinak referred to the pictures on pages 6 and 7 with labels for the Fox River when it should be the Des Plaines River. He wants to make sure the things get corrected so if it is sent out, the Village doesn't look like a fool with errors.

Commissioner Yedinak referred to the first paragraph in the project overview that states the Village has readily access to routes 59 and 64 but the Village does not. He thinks they mean Routes 45 and 83 since they are both referenced in other places.

Commissioner Yedinak referred to page 18 where it states in "access" square feet.

Commissioner Yedinak mentioned there were other areas with split sentences that he wants corrected before the final version.

Commissioner Yedinak referred to page 42 and the proposal for 4 new crosswalks, he questioned where crosswalk 2 was located. Mr. Kirkby agreed to correct all typos and errors. He showed a picture of the ideal crosswalk they like to have but it only works on the east side of the tracks because the curb to curb distance is wide enough to allow it. On the west side, it is not wide enough to have the island as wide as they want it to be so it may be possible to do it but if not, an alternate design was shown with an actual signal. He agreed to replace the stars with numbers.

Commissioner Yedinak referred to the Appendix, bullet point 062 that contains a typo in the year for the June 27th, 2019 meeting.

Commissioner Yedinak noted they were still proposing Top Golf in the Appendix even though he was not a fan of it. He was uncertain about what the poll showed. Mr. Kirkby mentioned the outcome of the poll was not in favor of it. He explained the Appendix was just a historical artifact at this point.

Commissioner Yedinak wants it cleaned up but really likes the new format. Mr. Kirkby reported they are planning to do a couple of professional renderings; he provided some sample mockups.

Commissioner Yedinak questioned how they use the concepts if a developer wants to change it. Mr. Farr explained the adoption of the formed base code would govern where buildings were placed and how they address the street or the frontage. Once it is adopted, the land use is the first cut.

Mr. Farr explained the reason for the site was because developers came to the Village many

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times and were eager to get something the Village would find favorably.

Commissioner Kalis also wanted the errors fixed before presenting to developers.

Commissioner Kalis questioned if it would look strange if only half of something was built because of the different ownerships. Mr. Farr explained that most urbanisms happens in phases and rarely is a place built all at one time in one style by one hand. If a regulation is adopted and only the western half is built in the near term, the regulations assure when it is done it would match.

Commissioner Yedinak questioned if the properties were obtained by eminent domain? Mr. Farr stated he's worked with 50 municipalities and eminent domain had only been used once. Mr. Robles explained the challenge is with the multiple ownerships. The Village holds ownership of one pivotable parcel in between. Mr. Farr explained if eminent domain was used on the north edge of the site to get a street or rear access across the parcels and if there were hold outs in the middle, the people have access to the new street and can do a development and the hold outs can still be hold outs.

Commissioner Kalis loved the idea of a creek walk and making it a destination.

Commissioner Kalis loved the idea of art on a building.

Commissioner Kalis questioned if the consultants remained with the village in courting businesses and developers. Mr. Farr explained that team member, Bridget Lane from BDI does offer a service for business recruitment. He stated that their best projects were long-term collaborations.

Commissioner Kalis mentioned he currently goes to Arlington Heights for a coworking space since Wheeling doesn't have one but would love for Wheeling to offer one near the train station.

Commissioner Kalis questioned how he would as a resident and/or commissioner make recommendations once the plan is adopted. He questioned how the plan worked after it was adopted. Mr. Farr reminded the Commission this was an update to the 2004 TOD plan and it was very specific and then the Recession happened and none of it made any sense and had a shelf life of about 3 years and then 5-10 years later it was useless. He explained the development community liked predictability so when the formed based code is adopted all the local developers could do walk-ables. Emphasis on form over use. Mr. Farr explained there were specific opportunities to market plans like this, ICS (International Council of Shopping Centers) with a Chicago based conference and then a large conference in Las Vegas in March or the Urban Land Institute. The Village could pitch ideas at these places.

Commissioner Kalis asked the consultant to name the high priority projects. Mr. Farr referred to the property across the street and the Collins property and making a connection through it to the train station. He mentioned working with the Ozinga property.

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Commissioner Kalis questioned what the proposed crosswalks for Dundee would do for traffic. Mr. Farr confirmed they were not eliminating any lanes in the plan. Commissioner Kalis questioned if the idea was that cars would be stopped and then people would go through or would people go through and make the cars stop. Mr. Farr explained that when the pedestrians push the button, cars should stop. Commissioner Kalis was not in favor of making traffic worse on Dundee but liked the idea of being able to cross and make it walkable.

Commissioner Kalis liked the term trail-oriented development.

Commissioner Blinova didn't have any questions.

Commissioner Sprague questioned if IDOT allowed any of the proposed crosswalks on Dundee. Mr. Kirkby didn't see any reasons they wouldn't but explained there was a process with IDOT. Commissioner Sprague questioned what would happen to the access points if IDOT didn't allow them. Mr. Kirkby explained you would keep fighting for it and hopefully you get what you want. It's not easy, but worth the fight for them. Mr. Robles explained the first step for an IDOT governed road is for the municipality to have a plan that shows a vision of what you want to improve on with pedestrian access as it relates to Dundee. The first step is to create a plan. The next step is to work with IDOT which may escalate to do some additional studies then go through the IDOT review channels. He explained it wouldn't happen overnight, but the first step is to have something. The current station area plan does not talk about pedestrian access.

Chairman Johnson asked about a previous discussion about narrowing the lanes on Dundee Road to control speed. Mr. Kirkby explained it was shown on the plan in order to get the midblock pedestrian crossing. The current width is about 12' and if they were narrowed down to 11' then it could probably fit. The lanes could stay the same by using the shoulder.

Mr. Robles agreed to work with the consultants on cleaning up the typos/errors in the document.

Commissioner Blinova moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2019-18, to replace the current 2004 Station Area Plan with the Downtown Station Area Plan Update, a transit oriented development plan to guide development around the Metra station.

On the roll call, the vote was as follows:

AYES:	Commissioners Creech, Kalis, Yedinak, Johnson, Blinova, Thomson, Sprague
NAYS:	None
ABSENT:	None
PRESENT:	None
ABSTAIN:	None

There being seven affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to close Docket No. 2019-18. The

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motion was approved by a voice vote.

Respectfully submitted,

Don Johnson, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

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